



City of Abilene

Tax Increment Reinvestment Zone (TIRZ) Board Agenda

Notice is hereby given of a meeting of the Tax Increment Reinvestment Zone (TIRZ #2) Board #2 of City of Abilene to be held on Monday, June 17, 2024 at 2 p.m. at City Hall, 555 Walnut Street, Basement South Conference Room, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tax Increment Reinvestment Zone (TIRZ #2) Board reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on August 18, 2022

AGENDA ITEMS

2. **Agenda #1:** Receive a Report, Hold a Discussion on the Financial Update of TIRZ District #2 (***Robert Hanna***)
3. **Agenda #2:** Receive a Report, Hold a Discussion and Take Action on a Special Request from Community Foundation of Abilene for Public Improvement Assistance for 850 Pine Street (***Tim Littlejohn***)
4. **Agenda #3:** Receive a Report, Hold a Discussion and Take Action on a Request from the City of Abilene for Heritage Square Development (***Robert Hanna***)
5. **Agenda #4:** Receive a Report, Hold a Discussion on a Landscape Maintenance and Litter Abatement for Cypress Street. (***Robert Hanna***)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 14th day of June, 2024, at 1:05 p.m.

Shawna Atkinson, City Secretary



MINUTES

Tax Increment Reinvestment Zone (TIRZ) Board

August 18, 2022 | 2 PM | City Hall Basement Conference Room

In Attendance

Members Present

Mr. Robert (Stormy) Higgins ~ Vice Chair

Mr. Sam Vinson

Mr. Ben Grant

Mr. Ricardo Gutierrez

Members Absent

Mr. Charles Black

City Staff Present

Mr. Robert Hanna, City Manager

Mr. Michael Rice, Assistant City Manager

Mr. Michael Rains, Director of Finance

Mr. Tim Littlejohn, Director/Planning and Development Services

Ms. Kelley Messer, First Assistant City Attorney

Call to Order

Mr. Higgins called the meeting to order at 2:04 p.m. and Mr. Tim Littlejohn recorded the minutes. A quorum of members was present, and the meeting proceeded.

Approval of Minutes

The minutes of the previous meeting, July 21, 2022, were reviewed by Board members. Mr. Gutierrez made the motion to approve the minutes. Mr. Vinson seconded the motion.

The vote to **approve** minutes was carried by four (4) in favor with none (0) in opposition.

AYES: Vinson, Grant, Gutierrez, Higgins

NAYS: None

Agenda Items

Receive a Presentation, Hold a Discussion, and Take Possible Action on Downtown Streetscape Masterplan

Mr. Hanna recapped the most recent meeting with the following points:

- The Board was interested in the project.
- The Board was concerned about using all of its revenue for debt service.
- The Board was interested in discussing financing this project.

He informed the Board that Staff has worked with Hilltop Securities to determine the annual debt service required for \$7.5M in project proceeds at an interest rate that is 65 basis points above current tax-exempt financing rates.

Staff has completed an analysis of current TIRZ commitments with the addition of the annual requirements to service the debt issuance. The model assumes a 6% annual growth rate in revenues. The actual six-year historical average is 21%.

Staff's analysis shows that there is sufficient TIRZ revenue to service debt requirements associated with this project. Annual debt service would be approximately \$550,000 per year. The Fund Balance would decrease through FY 2025 to a projected balance of \$699,367. The Fund Balance would begin year over year positive growth in FY 2026 with an initial balance of \$803,065.

Mr. Hanna's request to the Board is for approval to begin design work. The task of the Board is to identify \$538,000 of current revenues for this purpose (design fees). Staff recommends the TIRZ Board approve \$538,000 in TIRZ Revenues for engineering and design services to be expended in FY 2023.

Staff will approach the City Council to fund the remaining \$300,000 in design fees from other revenue sources. It is anticipated that debt service would be issued sometime in late FY 2023, or early FY 2024. Construction would begin shortly thereafter.

Mr. Hanna invited the Board to pledge TIRZ revenues in the City's issuance of bonds. The Certificates of Obligation would only be issued by City Council.

Discussion topics included the estimated costs to maintain landscaping, lighting, etc. once the project is in place, and whether or not TIRZ funds might be used for this purpose, what will fill the space when the *Abilene Reporter-News* building is demolished and will that slow the project on Cypress Street. The possibility for some type of a sidewalk program was also discussed. Board members would like to see a proposal for the improvement of sidewalks.

Mr. Higgins moved to designate and recommend approval to City Council of \$538,000 of TIRZ funds to use for engineering and design of Cypress Street Corridor. Mr. Gutierrez seconded the motion. The motion to **approve** moving forward prevailed by the following vote:

AYES: Vinson, Grant, Gutierrez, Higgins

NAYS: None

Adjournment

Mr. Higgins requested an update regarding funds for Minter Park and Pine Street Lighting be discussed at the next meeting. He also asked for a breakdown of funds spent from the Facade Improvement and Demolition Assistance Programs. He also stated the next agenda should include the election of a vice-chairman.

Mr. Higgins moved to adjourn the meeting. Mr. Grant seconded the motion. The meeting adjourned at 3:09 p.m.

APPROVED

Robert (Stormy) Higgins, Chairman



**Tax Increment Reinvestment Zone Board
Agenda Memo**

Meeting Date: 6/17/2024

TO:

FROM:

**SUBJECT: 2. Agenda #1: Receive a Report, Hold a Discussion on the
Financial Update of TIRZ District #2 (*Robert Hanna*)**

GENERAL INFORMATION

Discussion of Financial report only

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

N/A

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. TIRZ April 2024 Financials



MEMORANDUM

City of Abilene, Texas

To: TIRZ #2 Board of Directors

From: Marjorie Knight, Director of Finance

Date: June 10, 2024

Subject: April 2024 Financials

The TIRZ's total cash and fund balance for April 2024 was \$1,657,364. Year-to-date for April there are \$973,243 of revenues and \$467,375 of expenditures, resulting in a net increase to fund balance of \$505,868.

Current property tax revenues have increased over prior year due to higher assessed values within the TIRZ. Property taxes are due by January 31st or if split payment arrangements are made a ½ payment is due by November 30th and final payment is due by June 30th. The \$913,122 in property tax revenues received to date represents over 90% of the total amount due for the year.

Year-to-date disbursements total \$467,375 out of \$938,175 budgeted expenditures for FY 2024. The remaining budget includes \$210,000 for Façade/Improvement demo grants, \$100,000 for the 505 Pine demo reimbursement, and \$160,800 for the 2023 CO debt service payment due in August for the Cypress Streetscape project.

Of the \$1,657,364 of fund balance \$470,800 is restricted for current obligations and \$1,186,564 designated. This designated amount is comprised of \$613,784 reserved for FY 2025 obligations and \$572,780 remains unobligated and available for TIRZ purposes.

We work together to build and maintain a community of the highest quality for present and future generations.

Respect • Integrity • Service Above Self • Excellence in All We Do

**CITY OF ABILENE TIRZ #2
BALANCE SHEET
April 30, 2024 and 2023**

	<u>April 2024</u>	<u>April 2023</u>
Current Assets:		
Cash and cash investments	\$ 1,657,364	\$ 1,176,565
Total Assets	<u>\$ 1,657,364</u>	<u>\$ 1,176,565</u>
Liabilities		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
Fund Balance		
Restricted for current year obligations	470,800	355,000
Designated for purposes of trust	<u>1,186,564</u>	<u>821,565</u>
Total Fund Balance	<u>1,657,364</u>	<u>1,176,565</u>
Total Liabilities and Fund Balance	<u>\$ 1,657,364</u>	<u>\$ 1,176,565</u>

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For seven months ending April 30, 2024 and 2023

	<u>April 2024</u>	<u>Fiscal YTD 2024</u>	<u>Fiscal YTD 2023</u>
Revenues:			
General property taxes	\$ 1,293	\$ 913,122	\$ 670,550
Delinquent taxes	637	7,473	4,962
Penalty and interest	376	5,429	3,969
Investment income	7,570	47,219	20,916
Total Revenues	<u>9,876</u>	<u>973,243</u>	<u>700,397</u>
Expenditures:			
ARL Retail, LLC	50,000	50,000	50,000
Facade Improvement/Demo Grant Program	15,000	30,000	45,000
2023 CO Debt Service	-	387,375	-
Total Expenditures	<u>65,000</u>	<u>467,375</u>	<u>95,000</u>
Changes In Fund Balance	(55,124)	505,868	605,397
Fund Balance at Beginning of Period	<u>1,712,488</u>	<u>1,151,496</u>	<u>571,168</u>
Fund Balance at End of Period	<u>\$ 1,657,364</u>	<u>\$ 1,657,364</u>	<u>\$ 1,176,565</u>

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of April 30, 2024

		Projected Budget by Fiscal Year				
		Total Approved Budget Remaining	FY 24		FY 25	
Economic Agreements:	Project					
ARL Retail, LLC	TIRZ.2002	\$ 100,000	\$ 50,000		\$ 50,000	
Demolition 505 Pine (Note A)	TIRZ.2007	113,059	100,000		13,059	
Facade Improvement/Demo Grant Program	TIRZ.2010	240,000	240,000			
2023 CO Debt Service	TIRZ.2012	1,098,900	548,175		550,725	
Subtotal TIRZ #2 Project Obligation Reserve		\$ 1,551,959	\$ 938,175		\$ 613,784	

Note A: TIRZ 2 Resolution No. 206-2019 authorized reimbursement to the City of Abilene for the actual demolition for 505 Pine Street in an amount not to exceed \$750,000. The actual cost of the demolition was \$463,059

		FY24 Budget	Fiscal Year 24 Actual Disbursements		Balance reserved for FY24 budgeted programs	
Economic Agreements:	Project					
ARL Retail, LLC	TIRZ.2002	\$ 50,000	\$ 50,000		\$ -	
Demolition 505 Pine	TIRZ.2007	100,000	-		\$ 100,000	
Facade Improvement/Demo Grant Program	TIRZ.2010	240,000	30,000		\$ 210,000	
2023 CO Debt Service	TIRZ.2012	548,175	387,375		\$ 160,800	
Subtotal TIRZ #2 Project Obligation Reserve		\$ 938,175	\$ 467,375		\$ 470,800	

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
Life-to-date Expenditures
As of April 30, 2024

Economic Assistance	Project No.	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Total
Motis Investments	N40-TZ2-01			52,924.00				52,924.00
ARL Retail, LLC.	N40-TZ2-02				50,000.00	50,000.00	50,000.00	150,000.00
Façade Improvement Grant	N40-TZ2-03							
Lone Star Dry Goods		10,000.00						10,000.00
Cockereil Properties			10,000.00					10,000.00
SODA District Warehouse			10,000.00					10,000.00
Silverthorne Properties			10,000.00					10,000.00
Vagabond Pizza				3,782.75				3,782.75
Oak Street Arbor				10,000.00				10,000.00
KAO Lounge				10,000.00				10,000.00
Horacio Ledon (Windsor Parking Garage 410 Walnut)				10,000.00				10,000.00
Tim Smith - 834 S. 3rd St. Phase I				6,493.00				6,493.00
Grain Theory Downtown - 202 Pine				4,384.00				4,384.00
RB Capital Ltd. (The Quarters)				10,000.00				10,000.00
Stanton Taylor (141 Oak St.)				10,000.00				10,000.00
TTY Holdings LLC (630 N 5th St. Belt Buckle Distillery)				10,000.00				10,000.00
Horacio Ledon (Windsor Apts 401 Pine)				10,000.00				10,000.00
Charles L Wolfe - 201 Mesquite				4,844.19				4,844.19
Subtotal - Façade Improvement		10,000.00	63,782.75	55,721.19	-	-	-	129,503.94
Pine Street Underpass Beautification	N40-TZ2-04			75,000.00				75,000.00
Minter Park Renovation	N40-TZ2-05		244,849.80					244,849.80
Downtown Hotel Project	N40-TZ2-06		584,111.00					584,111.00
Demolition 505 Pine Street	N40-TZ2-07		50,000.00	100,000.00	100,000.00	100,000.00		350,000.00
Demolition Assistance Grant Program	N40-TZ2-08							-
TTY Holdings - 630 N. 5th			7,780.00					7,780.00
SODA District Warehouse - 806 S. 2nd St			15,000.00					15,000.00
Condley and Company - 302 Pine			15,000.00					15,000.00
RB Capital Ltd. - 801 S. 2nd Street			8,750.00					8,750.00
Subtotal - Demolition		-	46,530.00	-	-	-	-	46,530.00
In Cloud Light IV Sculpture	N40-TZ2-09			75,000.00				75,000.00
Facade Improvement/Demo Grant Program	N40-TZ2-10							-
Silverthorne Investments/KO Customs LLC - 802 Pine						15,000.00		15,000.00
Silverthorne Investments/KO Customs LLC - 1466 Pine						15,000.00		15,000.00
Silverthorne Investments/KO Customs LLC - 244 Pine						15,000.00		15,000.00
Cypress Street Station - 158 Cypress Street						15,000.00		15,000.00
Abilene Majestic LLC Series D							15,000.00	15,000.00
Lucus Gibbs Homes LLC							15,000.00	15,000.00
Subtotal - Façade Improvement/Demo Grant Program		-	-	-	-	60,000.00	30,000.00	90,000.00
Cypress Street Project	N40-TZ2-11				538,000.00	-	-	538,000.00
2023 CO Debt Service	N40-TZ2-12						387,374.73	387,374.73
Grand Total		10,000.00	989,273.55	358,645.19	688,000.00	210,000.00	467,374.73	2,723,293.47



**City Council
Agenda Memo**

City Council Meeting Date: 6/17/2024

TO:

FROM:

SUBJECT: 3. Agenda #2: Receive a Report, Hold a Discussion and Take Action on a Special Request from Community Foundation of Abilene for Public Improvement Assistance for 850 Pine Street (Tim Littlejohn)

GENERAL INFORMATION

Community Foundation of Abilene is requesting Public Improvement assistance for 850 Pine St. CFA is renovating this structure to expand non-profit needs and space. They are estimating the renovation costs to be around \$4,000,000.00.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

\$100,000

STAFF RECOMMENDATION

Approval

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. TIRZ 2024 support RESOLUTION NO
2. Community Foundation Presentation
3. community foundation_240325_113742
4. Document_240325_115737
5. Document_240325_115758
6. Cloud Printing Image 2
7. Cloud Printing Image
8. Project List

RESOLUTION NO. _____

A RESOLUTION OF THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE, TEXAS, SUPPORTING A SPECIAL REQUEST FOR DEMOLITION FUNDS FROM THE COMMUNITY FOUNDATION OF ABILENE

WHEREAS, the governing body of the City of Abilene adopted Ordinance No. 66-2013 creating a Tax Increment Reinvestment Zone No. 2, establishing certain economic development incentives to encourage and promote private investment within the City of Abilene Tax Increment Reinvestment Zone No. 2; and

WHEREAS, the governing body of the City of Abilene is considering a special request from the Community Foundation of Abilene for demolition in the amount of \$100,000 for 858 N 1st St. located within the boundaries of Tax Increment Reinvestment Zone No. 2; and

WHEREAS, demolition assistance grants are considered eligible activities for Tax Increment Reinvestment Zone No. 2 funding; and

WHEREAS, it is understood that grants for eligible demolition projects will be made in accordance with established guidelines and policies as promulgated by the City of Abilene Planning and Development Services Department; and

WHEREAS, grants awarded through the Façade Improvement and Demolition Assistance Grant Programs will be financed with funds currently allocated for such use by the Tax Increment Reinvestment Zone Board.

NOW THEREFORE BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE TEXAS:

PART 1: That the Board supports the special request from the Community Foundation of Abilene for demolition assistance in the amount of \$100,000.00.

PART 2: That the Board supports the use of Tax Increment Reinvestment Zone No. 2 funds for such use and delegates grant approval authority to the Director of Planning and Development Services or his designee.

PART 3: That the TIRZ funding for this special request be limited to \$100,000 total and payable at time demolition is completed.

ADOPTED this 21st day of July, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Robert “Stormy” Higgins, Vice Chairman

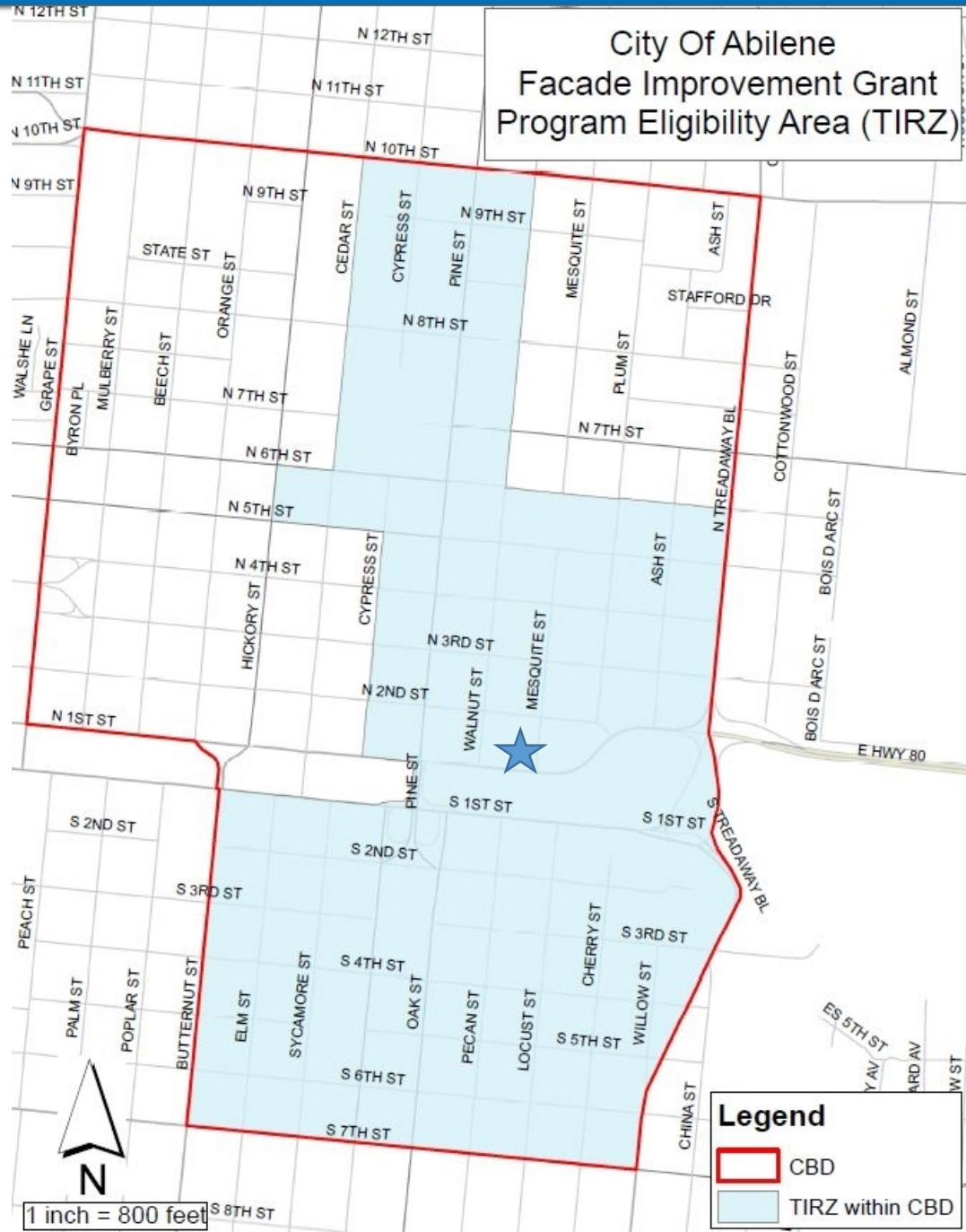
APPROVED:

Stanley Smith, City Attorney

Eligible Projects

- Restoration of historically contributing factors or removal of elements that cover such details
- Window replacement or repair on windows that are visible from the street
- New signage (monument, wall, and awning; no temporary signs)
- Lighting that is visually appealing and illuminates business features
- Awnings or canopies
- Curbing, irrigation, or approved landscaping
- Cleaning, painting, or residing the building
- New storefront construction, appropriately scaled with any existing structures
- Items not listed but would improve the front façade or integrity of the structure
- Demolition





★ Location

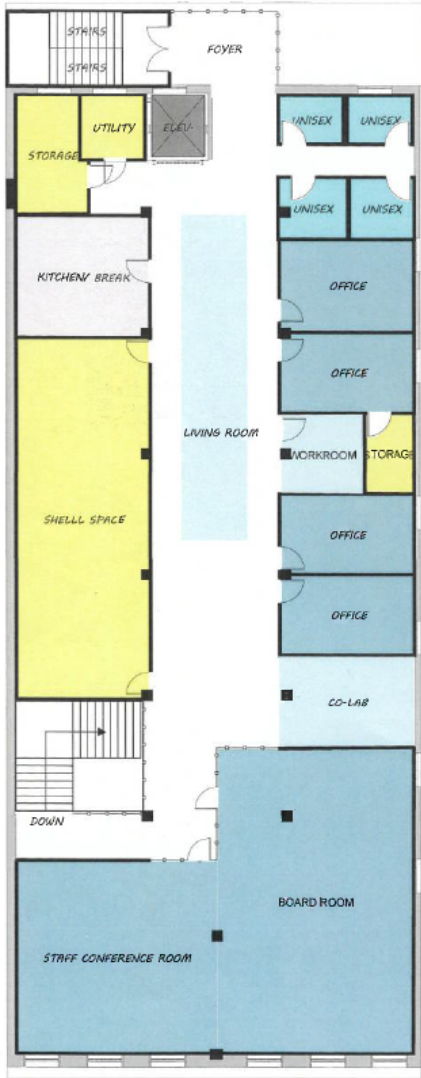
- CFA moved into their current space in 2018
- Their vision has increased their ability to address critical community needs
- Created a central hub to facilitate efforts and provide space for nonprofits to access resources, share ideas, and work together for the betterment of the community.
- More space is needed to keep up with the needs of the nonprofit groups
- Renovating the Cloud building will help accomplish these needs
- The Cloud building is 15,000 sq.ft.
- Will provide nonprofit meeting center, Community foundation office spaces
- Will play a vital role in enhancing the well-being and resilience of our community



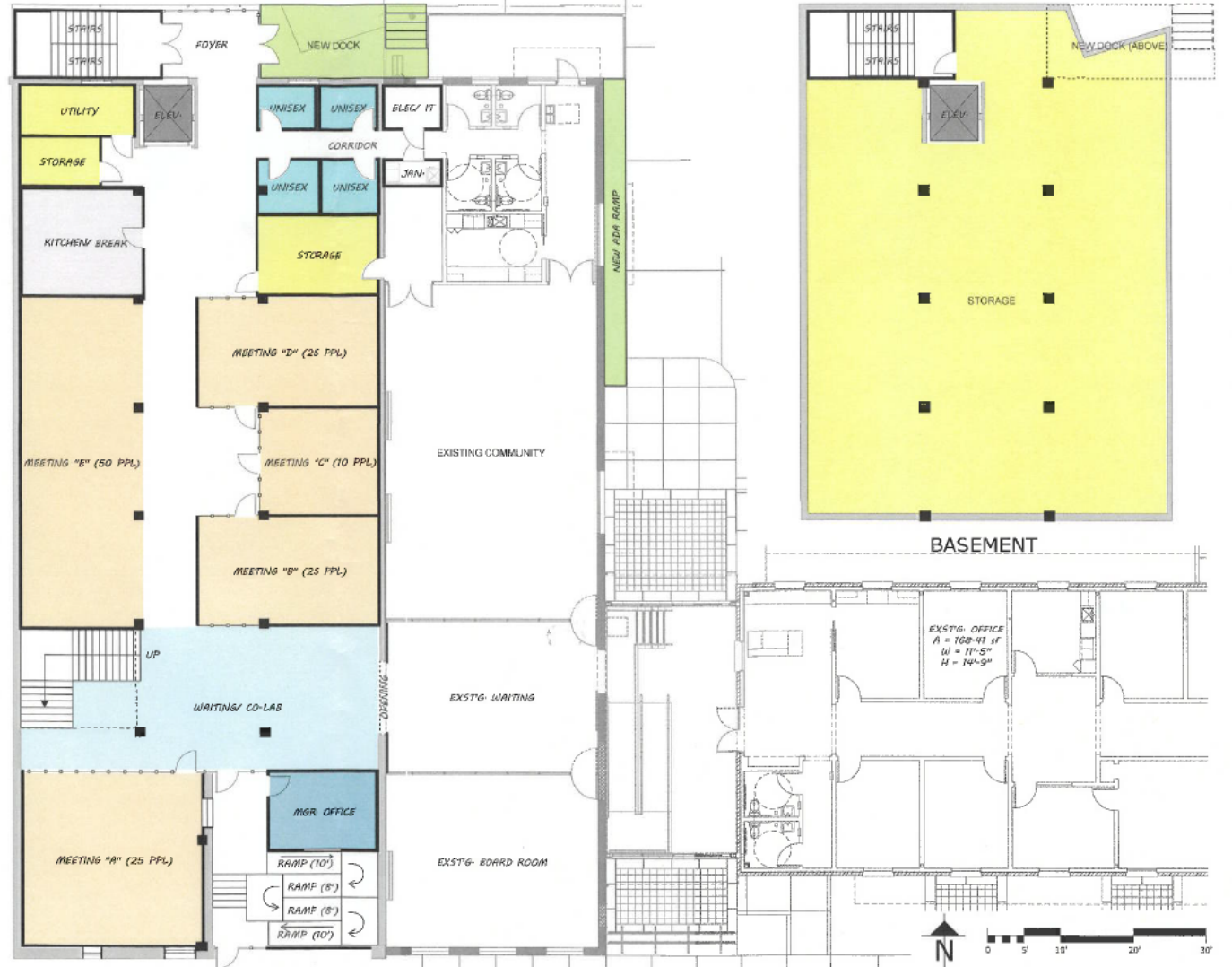
- Current image of structure



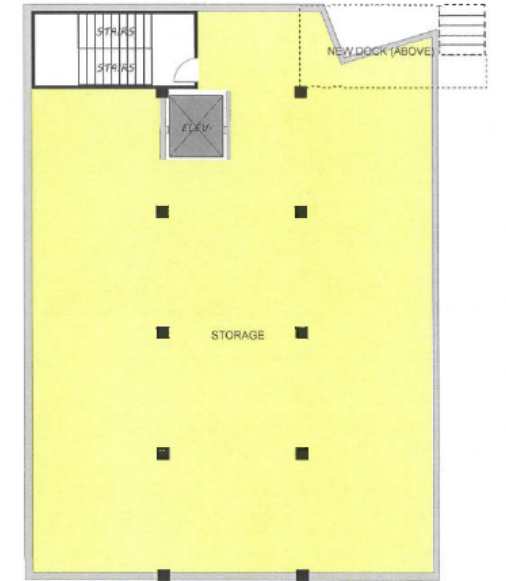




UPPER FLOOR



GROUND FLOOR



BASEMENT

EXIST'G. OFFICE
 A = 168'-41" LF
 W = 11'-5"
 H = 14'-9"



City of Abilene TIRZ #2 program

- Incentive Program for Commercial Property Owners to Renovate/Rehabilitate Buildings
- Grant Awards (Reimbursement) Up to an allowable amount approved by the TIRZ Board and City Council
- Program Limited to TIRZ-Eligible Properties within the Central Business District (CBD)/ Expansion Potential to non-TIRZ Properties within CBD
- TIRZ Board Approved Resolution Supporting this project and Committing Funding on ?
- Subject to a one time payment not to exceed \$100,000 upon completion of demolition
- Renovation investment expected to be at \$4,689,100



Questions?





COMMUNITY FOUNDATION of ABILENE

Empowering people to make a *lasting* charitable impact on our community.

March 22, 2024

Mr. Robert Hanna
TIRZ Board and Abilene City Council
PO Box 60
Abilene, TX 79604

Dear Robert,

I am writing to request your support for a significant project that promises to further revitalize our downtown community and amplify the impact of philanthropy in Abilene. The Community Foundation of Abilene is seeking a grant to renovate the old Cloud Printing Building (858 North 1st) next door to our current location. We purchased this building in 2020 and now have a dream for what we want it to become.

Since the Community Foundation of Abilene moved into our current space in 2018, our vision has been to increase the ability to address critical community needs, promote civic engagement, and foster collaboration among our local nonprofits. We wanted to create a central hub that would facilitate these efforts and provide a dedicated space for nonprofits to access resources, share ideas, and work together for the betterment of our community.

Our current Warehouse space has allowed us to accomplish that vision allowing many organizations and groups use that space as it's available for their needs, free of charge. Groups who have used it range from nonprofit organizations, to Dyess AFB, the local universities and colleges, the Chamber of Commerce, the City of Abilene and many other groups using it for their various needs. We have come to the point that we need to have more space to keep up with the needs of these groups, as well as our own needs.

The estimated cost of renovating and repurposing the Cloud building is \$4,689,100, and we are actively seeking financial support to make this vision a reality. **We kindly request a grant of \$100,000 to support this ambitious project.** We have secured commitments totaling \$1.7M as of the date of this letter, with other requests outstanding.

Our Grant Proposal in Brief

Renovation of Cloud Building: The grant funds will be used for the complete renovation of the Cloud Building. This will include reconstructing access to the second floor and basement, an updated elevator, accessibility improvements, energy-efficient upgrades, and the reconstruction of its streetside façade, which is currently an eyesore for people traveling on North 1st. This 15,000-square-foot building has 6,000 square feet on the 1st and 2nd floors and 3,000 square feet in the basement.

Board of Trustees

Ian Nickerson Sr.
Board Chair

Carolyn Beckham

Kelly Cannon

Jason Hall

Lee Hampton

Geoff Haney

Melody Hunt

David McQueen

Chris Montoya

Brandon Osborne

Mindy Patterson

Sue Schackmuth

Gustavo Villanueva

Sam Vinson

Liz Wagstaff



Nonprofit Meeting Center: This will expand the space that we currently use for meetings, trainings and space that our nonprofit and community organizations can use throughout the year at no charge. This additional space will allow us to become more of a hub for local nonprofits, offering even more resources, training, and networking opportunities to enhance their capacity to serve our community. The center will provide meeting rooms, training facilities, and a collaborative workspace where organizations can work together to address common challenges.

Community Foundation Office Space: The Community Foundation of Abilene is currently out of additional offices in our current space. To prepare for future growth as we expand our assets and services and better serve our community, we will add additional offices to accommodate the growth of our team.

Community Impact: We envision this space playing a vital role in enhancing the well-being and resilience of our community. We'll be able to use this space to help strengthen area nonprofit organizations, address critical community challenges, and educate our nonprofits, donors, and community in various ways, ultimately contributing to the overall development and cohesion of the community we serve.

While this may seem like an unusual request from a nonprofit organization, the potential impact of funding this project can be significant to Abilene. By supporting such a project, you're not just investing in a single organization but in an entire community's well-being and development. **This past year, \$10M of our grantmaking stayed here in Abilene.** Our nonprofits are using those dollars to improve the lives of our citizens through the services, care, and quality of life they offer. As our assets and philanthropic reach continues to grow, that grantmaking impact will grow as well.

By providing the funding for this project, you will directly contribute to:

- Strengthening the capacity of local nonprofits to address community issues.
- Expanding the footprint and impact of CFA in our community.
- Preserving an old historic building, adding to the revitalization of our downtown.
- Creating a lasting legacy that will benefit our community for generations to come.

Thank you for considering our request. We would be happy to provide additional information, answer any questions you may have, or arrange a meeting to discuss this proposal in further detail. Your support would make a profound difference in our community, and we hope you share our enthusiasm for this project.

Sincerely,



Katie Alford
President/CEO
Enclosures

Facade Rendering

1

2

3

4

5

6

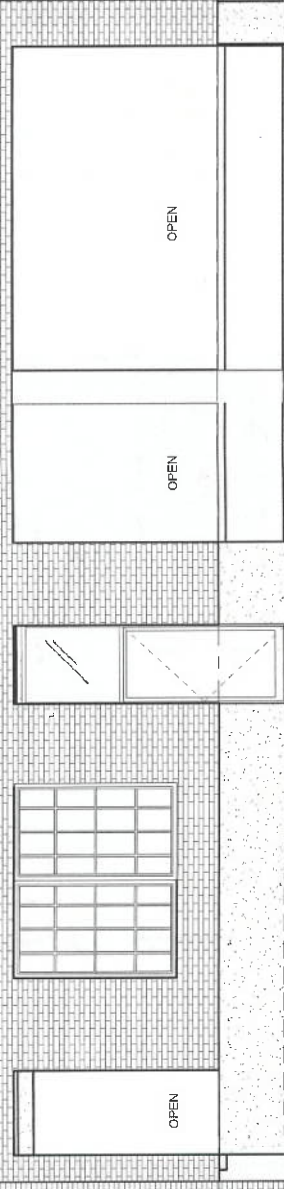
60'-5"

Level_03
1728'-0"

Level_02
1716'-10"

Level_01
1706'-4"

Level_00
1697'-6"



Ⓢ SOUTH COPY 1
1/4" = 1'-0"

Preliminary drawing.
Not for regulatory
approval, permitting
or construction. All
details are subject to
change.
Kevin Harbour ton, AIA
Tx. Reg. No. 23277
Date : 07/23/2022

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Weatherl & Associates, Pllc
104 Pine Street, Suite 612
Abilene, Texas 79601

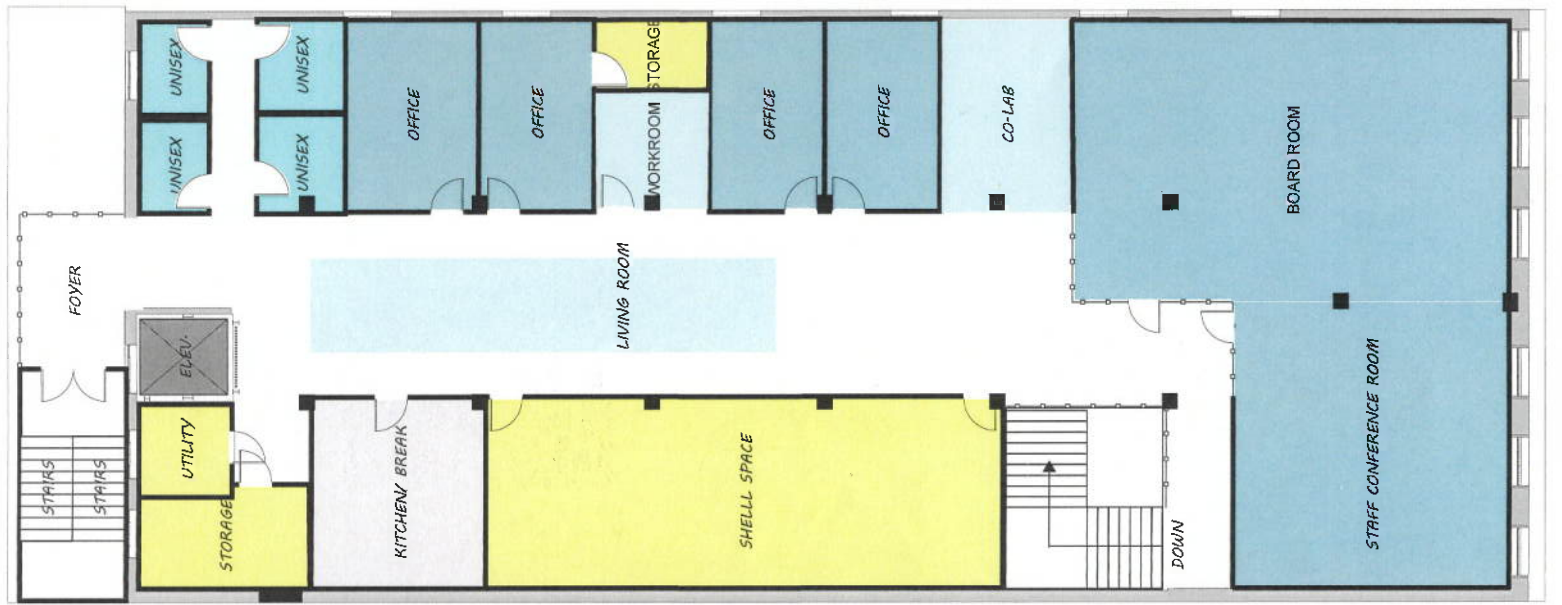


CFA - CLOUD
PRINTING BLDG.
658 NORTH 1ST STREET, ABILENE, TX 79601

REVISIONS:

02/23/23
JOB # 0522

A-202



BASEMENT

EXIST'G. OFFICE
A = 168'-4 1/2"
W = 71'-5"
H = 14'-9"



GROUND FLOOR

UPPER FLOOR

OPTION "K"

COMMUNITY FOUNDATION of ABILENE ANNEX



CLOUD
CLOUD
CLOUD



Exhibit A

TAX INCREMENT REINVESTMENT ZONE NO. 2 PROJECT LIST

PROJECT	COST
Streetscape, pedestrian and parking improvements	4,000,000
Festival district and convention center improvements	4,000,000
Hotel facilities and amenities	4,000,000
Roadway and utility improvements	1,500,000
Drainage improvements	1,000,000
Areawide public improvements and amenities	1,000,000
Property acquisition	1,500,000
Building façade improvements	1,260,000
Environmental remediation, demolition, and land clearing	1,500,000
TOTAL PROJECT COSTS	\$ 19,760,000



**Tax Increment Reinvestment Zone Board
Agenda Memo**

Meeting Date: 6/17/2024

TO:

FROM:

SUBJECT: 4. Agenda #3: Receive a Report, Hold a Discussion and Take Action on a Request from the City of Abilene for Heritage Square Development (Robert Hanna)

GENERAL INFORMATION

City of Abilene is requesting \$500,000 for use on the AHS Library project for TIRZ No. 2 Project Plan eligible expenses which would include documented expenses in the following categories equal to or greater than the grant amount: (a) pedestrian and parking improvements, (b) roadway and utility improvements, (c) drainage improvements, (d) environmental remediation, demolition and land clearing, and (e) building facade improvements.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

\$500,000.00

STAFF RECOMMENDATION

Approval

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Project List
2. AHS TIRZ 2024 support RESOLUTION NO

Exhibit A

TAX INCREMENT REINVESTMENT ZONE NO. 2 PROJECT LIST

PROJECT	COST
Streetscape, pedestrian and parking improvements	4,000,000
Festival district and convention center improvements	4,000,000
Hotel facilities and amenities	4,000,000
Roadway and utility improvements	1,500,000
Drainage improvements	1,000,000
Areawide public improvements and amenities	1,000,000
Property acquisition	1,500,000
Building façade improvements	1,260,000
Environmental remediation, demolition, and land clearing	1,500,000
TOTAL PROJECT COSTS	\$ 19,760,000

RESOLUTION NO. _____

A RESOLUTION OF THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE, TEXAS, SUPPORTING A SPECIAL REQUEST FOR AHS LIBRARY PROJECT

WHEREAS, the governing body of the City of Abilene adopted Ordinance No. 66-2013 creating a Tax Increment Reinvestment Zone No. 2, establishing certain economic development incentives to encourage and promote private investment within the City of Abilene Tax Increment Reinvestment Zone No. 2; and

WHEREAS, the governing body of the City of Abilene is considering a special request from Abilene Heritage Square of Abilene for pedestrian and parkway improvements, roadway and utility improvements, drainage improvements, demolition, and façade improvements in the amount of \$500,000 for 1699 S 1st St. located within the boundaries of Tax Increment Reinvestment Zone No. 2; and

WHEREAS, roadway, utility, drainage, demolition, and façade improvement assistance grants are considered eligible activities for Tax Increment Reinvestment Zone No. 2 funding; and

WHEREAS, it is understood that grants for eligible projects will be made in accordance with established guidelines and policies as promulgated by the City of Abilene Planning and Development Services Department; and

WHEREAS, grants awarded through the adopted approved project lists will be financed with funds currently allocated for such use by the Tax Increment Reinvestment Zone Board.

NOW THEREFORE BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE TEXAS:

PART 1: That the Board supports the special request from Abilene Heritage Square of Abilene for roadway, utility, drainage, demolition, and facade assistance in the amount of \$500,000.00.

PART 2: That the Board supports the use of Tax Increment Reinvestment Zone No. 2 funds for such use and delegates grant approval authority to the Director of Planning and Development Services or his designee.

PART 3: That the TIRZ funding for this special request be limited to \$500,000 total and payable at time of project completion.

ADOPTED this 21st day of July, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Robert “Stormy” Higgins, Vice Chairman

APPROVED:

Stanley Smith, City Attorney



**Tax Increment Reinvestment Zone Board
Agenda Memo**

Meeting Date: 6/17/2024

TO:

FROM:

SUBJECT: 5. Agenda #4: Receive a Report, Hold a Discussion on a Landscape Maintenance and Litter Abatement for Cypress Street. (Robert Hanna)

GENERAL INFORMATION

Discussion on landscape maintenance and litter abatement once Cypress Street improvements are completed. This is for discussion only and no action is required for this item.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

N/A

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Project List

Exhibit A

TAX INCREMENT REINVESTMENT ZONE NO. 2 PROJECT LIST

PROJECT	COST
Streetscape, pedestrian and parking improvements	4,000,000
Festival district and convention center improvements	4,000,000
Hotel facilities and amenities	4,000,000
Roadway and utility improvements	1,500,000
Drainage improvements	1,000,000
Areawide public improvements and amenities	1,000,000
Property acquisition	1,500,000
Building façade improvements	1,260,000
Environmental remediation, demolition, and land clearing	1,500,000
TOTAL PROJECT COSTS	\$ 19,760,000